

Key: 1791

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.719

LEGAL

LAND

DETACHED

BUILDING

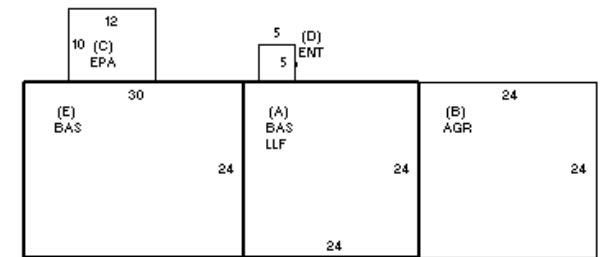
CURRENT OWNER				PARCEL ID				LOCATION			
GARNEAU ROLAND N & CATHERINE A 12 COL MANSFIELD DR SCITUATE, MA 02066				30-4-6-0				12 COL MANSFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARNEAU ROLAND N & CATHER				01/01/1974	QS		3889-615				
JUNIOR ROBERT A TRUSTEE				01/01/1973	XX		3833-719				
HAUFLER ROBERT C				01/01/1972	XX		3734-378				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	W. SCITUATE	FRNT	293	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	404,100	367,400		
Inf1	FACTOR 100		BUILDING	279,700	252,200			
Inf2	PHY 100		DETACHED	2,800	2,700			
			OTHER	0	0			
			TOTAL	686,600	622,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90	12 X20	1993	240	13.06 2,800



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/23/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	372,967		
NET AREA	1,872	DETAIL ADJ	0.841	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	576	1973	130.20	74,998	CONDITION ELEM	CD		
\$NLA(RCN)	\$199	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	AGR	N	ATT GARAGE	576		46.91	27,019	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	120		99.22	11,906	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ENT	N	ENCLOSED ENTRY	25		107.49	2,687	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+ BAS	L	L	BASE AREA	1,296	1973	188.77	244,647	BATHS			
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 10P	1		8,009.10	8,009	HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$279,700